

**Evaluation of 827 Gordon Street
According to *Ontario Regulation 9/06*
City of Oshawa**

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HR- 469-2023
Project #: 2023-0232

08/16/2023

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GLOSSARY OF ABBREVIATIONS

AO – Archives of Ontario
ARA – Archaeological Research Associates Ltd.
CHVI – Cultural Heritage Value or Interest
CLOCA – Central Lake Ontario Conservation Authority
LAC – Library and Archives Canada
LRO – Land Registry Office
MCM – Ministry of Citizenship and Multiculturalism
OHA – Ontario Heritage Act
O. Reg. – Ontario Regulation

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HERITAGE RESEARCH REPORT REQUIREMENTS

	Relevant ARA Section
1. Title Page (including date of report)	Cover Page
2. Table of Contents	Page i
3. Introduction including the purpose of the report and any legislative context	1.0 Introduction
4. A description of the Subject Property (legal description and any defining characteristics, including buildings, landscapes and structures)	3.0 Property Information 5.0 Background Information 7.0 Heritage Attributes
5. A map depicting the site location within the City	3.0 Property Information (Map 1)
6. The historical and cultural significance of the Subject Property	5.0 Background Information Appendix B Appendix C
7. Evaluation of the Subject Property against Ontario Regulation 9/06	6.0 Evaluation of Significance
8. A statement of Cultural Heritage Value or Interest	8.0 Statement of Cultural Heritage Value or Interest
9. A list of the heritage attributes, with a description of each attribute	7.0 Heritage Attributes 8.0 Statement of Cultural Heritage Value or Interest 9.0. Map of Heritage Attributes
10. A final recommendation on designation	10. Conclusions
11. An Appendix containing labeled colour photographs of the site	Appendix A

1.0 INTRODUCTION

The City of Oshawa has requested that Archaeological Research Associates Ltd. (ARA) evaluate the cultural heritage value or interest (CHVI) of 827 Gordon Street, formerly known as Cedardale Public School, according to *Ontario Regulation 9/06* as amended by *Ontario Regulation 569/22* (*O. Reg.*) to determine if the property is worthy of designation under Part IV of the *Ontario Heritage Act* (*OHA*). This report has been informed by M.Cole's 2021 *Research Report- 827 Gordon Street, City of Oshawa* and EVOQ's 2022 *Heritage Impact Assessment- Cedardale Public School*

2.0 METHOD

This report examines the design of the property, presents its history and describes its context.

2.1 Field Survey

A field survey was conducted on June 19, 2023. The main halls of the interior of the property were also viewed with Permission to Enter.

2.2 Research

Background information was obtained from historical maps (i.e., illustrated atlases), archival sources (i.e., historical publications and records) and published secondary sources (online and print).

2.3 Consultation

The City of Oshawa commissioned ARA to prepare a supplemental Heritage Research Report for the former Cedardale Public School, municipally known as 827 Gordon Street (subject property). The subject property is not currently listed on the City's Heritage Register, however it has been identified in the municipal inventory as a Class A property. "Class A' properties are properties that have been evaluated by Heritage Oshawa and are determined to have the highest potential for designation" (CNCL-23-47). No additional consultation was undertaken for this report.

2.4 Method Conclusion

Using the results of the field survey and research detailed above, the CHVI of 827 Gordon Street is evaluated against the criteria prescribed in *O. Reg. 9/06* of the *OHA*. If the property meets two or more of the criteria, a Statement of Cultural Heritage Value or Interest is then provided including a list of heritage attributes.

3.0 PROPERTY INFORMATION

Civic Address: 827 Gordon Street, City of Oshawa, ON.

Common Name: Cedardale Public School

Legal Description: BLK A PL 198 EAST WHITBY; LT C27SHEET 28 PL 335 EAST WHITBY; OSHAWA



Map 1: Subject Property in the City of Oshawa
(Produced by ARA under licence using ArcGIS® software by Esri, © Esri)

4.0 LEGISLATIVE FRAMEWORK

4.1 Provincial Policies and Guidelines

4.1.1 *The Planning Act*

In Ontario, the *Planning Act* is the primary document used by provincial and municipal governments in land use planning decisions. The purpose of the *Planning Act* is outlined in Section 1.1 of the Act, which states:

- 1.1** *The purposes of this Act are,*
- (a) to promote sustainable economic development in a healthy natural environment within the policy and by the means provided under this Act;*
 - (b) to provide for a land use planning system led by provincial policy;*
 - (c) to integrate matters of provincial interest in provincial and municipal planning decisions;*
 - (d) to provide for planning processes that are fair by making them open, accessible, timely and efficient;*
 - (e) to encourage co-operation and co-ordination among various interests;*
 - (f) to recognize the decision-making authority and accountability of municipal councils in planning.* 1994, c. 23, s. 4.

Part I Provincial Administration, Section 2 states:

The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under the Act, shall have regard to, among other matters, matters of provincial interest such as,

- (d) the conservation of features of significant architectural, cultural, historical, archaeological, or scientific interest.* 1990: Part I (2. d).

Part I Provincial Administration, Section 3, 5 Policy statements and provincial plans states:

A decision of the council of a municipality, a local board, a planning board, a minister of the Crown and a ministry, board, commission or agency of the government, including the Tribunal, in respect of the exercise of any authority that affects a planning matter,

- (a) shall be consistent with the policy statements issued under subsection (1) that are in effect on the date of the decision; and*
- (b) shall conform with the provincial plans that are in effect on that date, or shall not conflict with them, as the case may be.* 2006, c. 23, s. 5; 2017, c. 23, Sched. 5, s. 80.

The current *Provincial Policy Statement (PPS)*, issued under section 3 of the *Planning Act*, came into effect May 1st, 2020.

4.1.2 *The Provincial Policy Statement (2020)*

The *Provincial Policy Statement (PPS 2020)* contains a combined statement of the Province's land use planning policies. It provides the provincial government's policies on a range of land use planning issues including cultural heritage outlined in Section 1.7 c) as including:

Ontario's long-term prosperity, environmental health, and social well-being depend on conserving biodiversity, protecting the health of the Great Lakes, and protecting natural heritage, water, agricultural, mineral and cultural heritage and archaeological resources for their economic, environmental and social benefits (Section 1.7 e) MMAH 2020:24).

The *PPS 2020* promotes the conservation of cultural heritage resources through detailed policies in Section 2.6, such as 2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved” and

2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved (MMAH 2020:31).

4.1.3 Ontario Heritage Act

The *OHA*, R.S.O. 1990, c.018 is the guiding piece of provincial legislation for the conservation of significant cultural heritage resources in Ontario. The *OHA* gives provincial and municipal governments the authority and power to conserve Ontario’s heritage. The *OHA* has policies which address individual properties (Part IV) and heritage districts (Part IV), which require municipalities to keep a register of such properties and allows the municipalities to list non-designated properties which may have cultural heritage value or interest (Section 27).

In order to objectively identify cultural heritage resources, O. Reg. 9/06 (as amended by O. Reg, 569/22) made under the *OHA* sets out nine criteria for determining cultural heritage value or interest (CHVI) (MCM 2006b:20–27). The criteria set out in the regulation were developed to identify and evaluate properties for designation under the *OHA*. Best practices in evaluating properties that are not yet protected employ O. Reg. 9/06 (as amended by O. Reg, 569/22) to determine if they have CHVI. These nine criteria are:

1. *The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method,*
2. *The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit, or*
3. *The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.*
4. *The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,*
5. *The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or*
6. *The property has historical value or associative value because it, demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.*
7. *The property has contextual value because it is important in defining, maintaining or supporting the character of an area,*
8. *The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings, or*

9. *The property has contextual value because it is a landmark.* (O. Reg. 569/22, s. 1 (2)).

An OHA designation provides the strongest heritage protection available for conserving cultural heritage resources.

5.0 BACKGROUND INFORMATION

5.1 Architecture or Design

The Beaux-Arts style emerged in the late 19th century in North America as a result of the flow of design ideas brought by architects trained in the Ecole des Beaux-Arts in Paris, France (Fram 2003). As Blumenson notes:

The programme required students to produce a variety of designs, including presentation drawings, elevations and plans, for large and complex buildings, based on formal rules of balance and symmetry utilizing not only ancient Roman and Greek models but other Classical styles including Italian and French Renaissance architecture...The reliance on stylistic historicism, resulted in buildings that, no matter how complex or simple in function, plan or elevation, always exhibited a clarity of form, albeit at times of magnificent proportions, defined with traditional Classical elements (Blumenson 1990:123).

Canada adopted a more refined approach to the previous Roman and Greek style than in the grand and over-sized interpretation seen in the United States (Blumenson 1990). Beaux Arts style buildings were largely designed for public use, banks, libraries, civic buildings, railway stations and other institutional structures. The style follows the Classical form through features such as “columns, pilasters, pediments, and entablatures” it can generally be described as symmetrical with vertical lines with use of columns or pilasters topped with a variation of capital styles, frontispieces and/or heavy pediments (Ricketts et al 2011:117).

While this new interpretation of the Classical style retains such features as columns, balustrades, and pediments, the Beaux-Arts style found in Ontario “is eclectic, mixing elements of Classical Renaissance and Baroque...[and] offers both the recognized historical precedents and the image of grandeur and opulence, excitement and urban life” (Kyles 2016). The style was well-adapted in small towns, even using varied materials like brick, pressed metals, wood, while opting to use the smooth white stone more sparingly for coining and accents (Ricketts et al 2011). In Ontario “modern Classicism, were marked by reducing the Classical elements to the bare essentials”, often in response to the harsh weather conditions (Blumenson 1990:125).

Typical Beaux-Arts buildings in Ontario exhibit the following characteristics: “Symmetrical structures ...[that] featured flat or low-hipped roofs with cornices, balustrade parapets, colonnades, arcades, temple fronts and rectilinear bays” (Fram 1988:28). Additionally, the “façade, often articulated with monumental columns or pilasters, always has a highly visible central entrance or frontispiece” (Blumenson 1990:123).

According to Fram, “Larger schools have become community landmarks, clothed in modest versions of the grand public-building styles of the day” (2003:18). The subject property represents a publicly subsidized construction effort and thus, serves a highly utilitarian purpose with minimal need for ornamentation.

A description of the architecture/design of 827 Gordon Street is as follows:

- Two-storey Beaux-Arts architectural style school building (Image 1).
- Rectangular plan, red brick, American Bond (also known as common bond) construction (Image 2).
- Parged concrete foundation with small rectangular window openings (Image 16).
- Symmetrical façade, historically mirrored on rear elevation with apparent alterations from the 1960's rear addition (Image 5, Image 6, Image 17, Image 18). Façade details include:
 - Extended parapet.
 - Rectangular window openings finished with stone quoining surrounds, and stone lintels and sills.
- One-storey rectangular plan red brick addition on rear elevation (Image 6).
 - The rear addition exhibits form and massing sympathetic to the main structure.
- East elevation is visually and rhythmically divided into two rectangular sections by an engaged brick column in the center of the wall and a column in each corner (Image 3).
 - Engaged brick columns are finished with squared white stone capitals that evoke a sense of “holding” the cornice. Although refined in its finishing, this is an element of classical influence.
 - Each rectangular section has symmetrically spaced elongated and recessed bays with keystone arch and rectangular window openings finished with stone quoin detailing and brick voussoirs (Image 14).
- West elevation is also symmetrical, however, the central parts of the elevation appear to have been altered and/or extended (Image 8).
 - The central brick column has two large openings (Image 8).
 - Rear portion of west elevation is comprised of different coloured brick suggesting a later alteration or intervention.
- Flat roof with an unadorned cement parapet, which according to EVOQ heritage report, is likely a modern intervention (2022). Beaux-Arts parapets traditionally included more ornate parapets adorned with carved balusters and deep moulds (Image 1).
- Cornice is composed of brick laid in stepped stretcher bond. The stepped brick creates a hanging effect that projects the parapet over the wall (Image 2, Image 10).
- Tall and narrow rectangular window openings symmetrically situated on the frontispiece and ends of building, visually balancing the façade into three sections. The façade's tall and narrow openings reflect the positions of interior egress, staircases and corridors. Windows are four-over-two and finished with stepped stone surrounds, lintels and sills (Image 1, Image 10).
 - Positioned in between the central and end windows are significantly wider rectangular openings with five bays with four-over-two panes. They delineate the historic location of the classrooms and are also finished with stone quoining surrounds, and stone lintels and sills.
- Currently all the windows on the building are boarded up except for the windows on the southwest elevation and the façade (Image 4, Image 7, Image 13).
 - All window openings have stone sills and lintels, some of which according to the heritage assessment conducted by EVOQ in “were replaced with concrete” replicas (2022).
- Centered façade frontispiece (Image 10).
 - Houses a stone block with the inscription “BOYS” demarcating the original boys entrance into the school.

- According to the EVOQ heritage report, "The girls' entrance was originally located on northeast façade, indicated by the brick work that has been modified where there are currently two closed window openings" (2022:6) (Image 17).
- Flat roof portico upheld by brick piers and two metal chains hangs over the main entrance (Image 10, Image 11).
 - Small concrete two-step staircase leading up to main entrance.
- Doorway includes a commercial style double door with a simple four-leaf transom .
- Exterior modern hardware for electrical, HVAC and gas systems visible on side elevations and rear of structure.

When examined against the typical characteristics of the Beaux-Arts architectural style as outlined by Blumenson in *Ontario Architecture* (1990), Mark Fram in *Well-Preserved* (2003), Ricketts, Maitland and Hucker in *A Guide to Canadian Architectural Styles* (2011) and Shannon Kyles in *Ontario Architecture Online* (2016), 827 Gordon Street meets more than half of the characteristics of the style and therefore can be considered representative of the Beaux-Arts architectural style.

Table 1: Characteristics of Beaux-Arts Architectural Style
(Adapted from Blumenson 1990; Fram 2003; Kyles 2016; Ricketts, Maitland, and Hucker 2011)

Characteristics of Beaux-Arts style	Characteristics of 827 Gordon Street
Square or rectangular plan	Yes
Formal symmetry	Yes
Stone details or facades (usually grey limestone, sometimes cast-stone substitution)	Yes
Typically constructed on a smaller scale than American Beaux-Arts structures	Yes
Flat or low-hipped roofs with cornices and balustraded parapets	Yes
Stone or brick envelope	Yes
Large window and entryway openings	Yes
Pedimented portico	No
Corners emphasized by quoins or engaged columns	No
Highly visible central entrance or frontispiece	Yes
Primarily a public style, particularly identified with banks, train stations and schools	Yes

5.2 History

5.2.1 Cedar Dale Community

A.S Whiting, considered the founder of the Cedar Dale community, established the Oshawa Manufacturing Company in 1852 with several other investors, however, the business failed in 1858 (Weymark 2009). Looking at the George C. Tremaine's 1860 *Map of the County of Ontario, Upper Canada*, the community of Cedar Dale is very rural, with some development north of the Grand Trunk Railway. There were several historic thoroughfares, such as Simcoe Street, that serve the community, along with at least one mill (Raglan Mills) along Oshawa Creek. There is a schoolhouse indicated on the west side of Simcoe Street South (see Map 5). Simcoe Street is historically one of Oshawa's major north-south roads continuing to serve as a Regional Road that runs 62 kilometres from Brock Township to its southern terminus at Lake Ontario (Terech 2015). Named for Ontario's first Lieutenant Governor John Graves Simcoe, the street was surveyed as early as 1828 and was initially known as the Reach Road (Terech 2015). Simcoe Street was further developed in the mid 19th century to provide better access to Sydenham Harbour (now Oshawa Harbour) from more northern townships however its orientation and location within the Cedar Dale community has remain unchanged (Terech 2015).

In 1862, A.S. Whiting partnered with a Mr. Gilbert and E.C. Tuttle to establish the Cedar Dale Works. Whiting's brothers Hiram, Homer, and Edward were also involved in the venture (Weymark 2009). The name of the business was changed from Cedar Dale Works to A.S. Whiting Manufacturing Company in 1872 (Weymark 2009). Despite the name change, the Cedar Dale works lent its name to the community of Cedar Dale, which is now part of the City of Oshawa. Cedar Dale is located south of Bloor Street between Park Road and Wilson Road, with frontage onto Lake Ontario. At this time it was considered a Police Village separate from the Township of East Whitby. Whiting's business was located to the south of Oshawa's established industrial areas and provided employment for not only local residents but also a number of American settlers from Whiting's home state of Connecticut. Employees in the Cedar Dale works settled around the business, creating the community of Cedar Dale (Cole 2021). A.S. Whiting died in 1876 and his son in law, R.S. Hamlin, took over the manufacturing business. However, the business was sold in 1886 and was permanently closed by 1899 when James Robson acquired the old building for his tannery operations. The Robson Tannery continued to be a major industry in Oshawa until its closure in 1977. Part of the original tannery still exists as the headquarters for the Central Lake Ontario Conservation Authority (CLOCA) (Weymark 2009).

Cedar Dale's post office was established in 1874, with William Coleman serving as the first postmaster (Weymark 2009). J.H. Beers & Co.'s 1877 *Map of Whitby East* indicates A.S. Whiting's Cedar Dale Works was located to the west of the subject property along Oshawa Creek, and the Grand Trunk Railway tracks remain to the north of the property. The Cedar Dale post office can also be seen on the map, located near the railway tracks. Simcoe Street remains the major thoroughfare, and while there appears to be some development along where Simcoe Street South intersects with Bloor Street, Cedar Dale remain largely rural in nature (see Map 6). A 1914 topographic map shows that the community of Cedar Dale had developed substantially from 1877 (see Map 7). Numerous streets had been surveyed off Simcoe Street South, including what is now Gordon Street and Wolfe Street. The streets are lined with buildings however the type of construction, individual owners, and purposes of these structures have not been noted. A much-expanded railway corridor continued to operate to the north of the subject property, and A.S. Whiting's former Cedar Dale Works, then the Robson Tannery, is located on the banks of Oshawa Creek to the west of the subject property. Cedar Dale is marked as a distinct community separate from the Town of Oshawa.

A Fire Insurance Plan from 1948 indicates that the community of Cedar Dale had been annexed by the City of Oshawa and had continued to develop (see Map 8). Brick and frame houses and business line Simcoe Street South, including the Cedar Dale United Church on the west side of the road which served as the location of the first schoolhouse in the community before being converted to a place of worship. The surrounding roads are generally residential in use comprised of both frame and brick houses of varying heights and lot size. Cedar Dale's post office closed in 1952, as the area had been incorporated into the City of Oshawa for several decades at that time (Weymark 2009). A 1954 aerial photograph appears very similar to the 1948 Fire Insurance Plan (see Map 10). The area is well settled with a mixture of residential and industrial lots located south of the rail corridor. A modern aerial photograph shows the area has almost the same configuration as 1954, although the banks of Oshawa Creek have been allowed to naturalize and as a result some streets have been removed (see Map 11).

5.2.2 Site Specific History

The building at 827 Gordon Street was purpose built as a public school between 1919-1920 on lands donated by Gordon Conant. Below is a complete history of the property from 1798 until the present day.

- 827 Gordon Street was originally part of Lots 9 and 10 in the Broken Front Concession, Geographic Township of East Whitby.
- The Crown Patents for Lot 9 and Lot 10, (approximately 200 acres each) both went to Isabella Shaw on May 22, 1798 (see Table 2 and Table 3).
- On December 30, 1824, John and Isabella Powell sold all Lots 9 and 10 to John Crooks.
- On April 18, 1831, John Crooks sold all of Lot 9 back to Isabella Powell, and sold 264 acres, which included Lot 10 and other lands, to Roger Annis on December 24, 1832.
- In 1833, Roger Annis sold 160 of Lot 10, Broken Front Concession to David Annis.
- On July 14, 1836, Isabella Powell sold all of Lot 9, Broken Front Concession to Asa Annis. This concentrated the area that would become 827 Gordon Street under the ownership of the Annis family.
- On October 9, 1846, the subject property was sold to Daniel Conant.
 - Daniel Conant was born March 1818, in Darlington, Ontario to Thomas Conant (1782 – 1838) and Anne Pickell (b. 1798). Daniel’s father was from Saratoga, New York, and his mother was descended from an early Oshawa settler family.
 - Daniel Conant married Mary Elizabeth “Polly” Shipman (1818 – 1881) on January 12, 1841, in Polly’s hometown of Missisquoi, Quebec (Family Search 2023a). The couple had at least six children: Thomas, Louisa, William Henry, Electa Elizabeth (Eliza), Edna Mary, and Ethel Amelia.
 - Daniel Conant died on January 26, 1879, in Oshawa and is buried in Oshawa Union Cemetery (Family Search 2023a).
- George C. Tremaine’s 1860 *Map of the County of Ontario, Upper Canada* shows the property split between Lots 9 and 10 of the Broken Front Concession which are both owned by Daniel Conant (see Map 5). The property is located adjacent to what is now Simcoe Street South, a major historic thoroughfare. There are no structures, orchards, or other landscape features noted within or adjacent to the subject property. The property is located near Oshawa Creek to the west and the Grand Trunk Railway to the north, although neither cross the subject property itself.
- On June 14, 1864, Daniel Conant sold the subject lands to his son, Thomas Conant.
 - Thomas Conant, the oldest child of Daniel Conant and Polly Shipman, was born April 15, 1842, in Oshawa (Family Search 2023c).
 - He married Margaret Gifford (1845 – 1920) on December 12, 1866. in York County, Ontario. The couple had at least seven children: Alberta Gertrude, Edith Julia, Alice May, Edna Mabel, Edna Louise, Horace Thomas, and Gordon Daniel.
 - Thomas Conant died on March 14, 1905, and is buried in Oshawa Union Cemetery (Family Search 2023c).
- J.H. Beers & Co.’s 1877 *Map of Whitby East* indicates the subject property continued to be owned by Thomas Conant (see Map 6). There are no structures, orchards, or other features indicated within the subject property on this map.-
- On February 1, 1906, Margaret Conant, now widowed, sold the subject property to her son, Gordon Daniel Conant. According the EVOQ, the Conant family had previously leased the land associated with the subject property to E.J. Phillips, who used it for farming and established an orchard (Cole 2021, EVOQ Architecture 2022).

- Gordon Daniel Conant, the youngest child of Thomas and Margaret Conant, was born on January 11, 1884, in the community of Cedar Dale (see Figure 1, Family Search 2023b).
- G.D. Conant studied law at the University of Toronto's Osgoode Hall and was called to the Ontario Bar in 1912.
- In 1913, he married Verna Rowena Smith (1888 – 1972) in Winona, Wentworth County, Ontario and the couple had three children: Douglas Smith Conant, Verna Genevieve Conant, and the Honourable Roger Gordon Conant (EVOQ Architecture 2022).
- Conant served as the Reeve of Oshawa in 1915, and was elected as mayor in 1916, the youngest mayor in the town's history. He served only a year, until 1917 (EVOQ Architecture 2022).
- In 1937, G.D. Conant was appointed as the Attorney General for Ontario and became the Premier in 1942.
 - His appointment was due to political expediency after the resignation of Premier Mitchell Hepburn, and Conant was replaced by newly elected Liberal leader Harry Nixon in 1943 (Toronto Daily Star 1943).
- Outside of politics, G.D. Conant was active in the community as the President of the Oshawa General Hospital, the Oshawa Chamber of Commerce, and the Oshawa Rotary Club (EVOQ Architecture 2022).
- G.D. Conant died on January 2, 1953, nine days short of his 69th birthday. He is buried in the mausoleum at Oshawa Union Cemetery (Family Search 2023b).
- "The street where Cedar Dale is located, Gordon Street, is named after Gordon Daniel Conant)...The surrounding streets are named after members of the Conant family including Verna, Conant, Gordon" (Cole 2021:4,9).
- A 1914 topographic map indicates that there were two structures located within the boundaries of the subject property, although their type of construction, individual owners, and purpose were not noted (see Map 7). The area immediately adjacent to the subject property is well developed and evocative of the area's growth.
- Gordon D. Conant filed Plan 198 in Cedar Dale on August 12, 1919. Shortly after, on August 23, Conant granted Block A in Plan 198 to the Public-School Board, School Section No. 2 in the Township of East Whitby for the creation of a new school building. This transfer marked the end of 73 years of ownership by the Conant family (1846 to 1919),
 - **827 Gordon Street was purpose built between 1919 to 1920 as a public school for the Police Village of Cedar Dale's students on land donated by Gordon D. Conant (Cole 2021, EVOQ Architecture 2022).**
 - "The actual cost was \$42,000. The architect was Mr. Paul, the contractors were W.J Trick and Company who completed the construction of the school and its partly paved four-acre playground (Cole 2021:7). No additional information was found on Mr. Paul and he is not listed in the Biographical Dictionary of Architects in Canada.
 - "The building opened in 1920 and in January 1923, when Cedar Dale was annexed with Oshawa, there were 1449 student names on the assessment roll" (EVOQ 2022:19).
- Cedar Dale Public School (827 Gordon Street) was built as a response to the Cedar Dale community's needs.
 - The first one room log school in the community, School Section No. 2, was established in the early 1800s on what is now Simcoe Street South.
 - In 1867, the log schoolhouse was replaced with a new brick school constructed by H.R. Barber. The brick school consisted of a single room with separate entrances for boys and girls and a cloak room. A second room was eventually added to accommodate the growing population of Cedar Dale (see Figure 2, Cole 2021). It

eventually became clear that even larger school was needed in order to serve the growing Cedar Dale community. The 1867 brick school building was purchased by George McLaughlin, who gave it to the United Church in 1927. The building is still in use as a church at 824 Simcoe Street South, which represents over 160 years of serving community needs as a school and a place of worship (see Figure 3 and Figure 4, Weymark 2009).

- As the community population increased, especially after the First World War and the enforcement of the Adolescent School Attendance Act in 1921, a new school was required to house Cedar Dale's young students (Barman 2011, EVOQ Architecture 2022). As a result, the Trustees of School Section No. 2 constructed a six-classroom schoolhouse for 300 pupils on the east side of Simcoe Street on land donated by G.D. Conant (Cole 2021).
- Miss Isabella Swanson, a former teacher at the old No. 2 School, was to be the first principal, but she died in a fire at her home on April 13, 1920. She was replaced by Miss Leah E. Smith, who served as principal until 1939 (Oshawa Museum 2023).
- On December 13, 1922, Block A, along with the rest of Plan 198, was annexed to the Town of Oshawa. A year later, the Cedar Dale Public School was transferred to the Board of Education for the Town of Oshawa.
 - There were eight extant public schools when Oshawa incorporated as a city. Cedar Dale Public School had 1,449 students on the assessment rolls when Cedar Dale was annexed by the Town of Oshawa (Cole 2021).
 - The annexation process was greeted with mixed reception within the communities of Cedar Dale and Oshawa, as the Town of Oshawa had approached Cedar Dale about annexation as early as 1914. However, by the 1920s, rising maintenance costs of Cedar Dale's infrastructure necessitated annexation to the larger and more prosperous Town of Oshawa (Weymark 2009).
- A Fire Insurance Plan from 1948 shows the Cedar Dale School located at the intersection of Simcoe Street South, Gordon Street, and Wolfe Street (see Map 8). The structure is noted as a school on the Fire Insurance Plan itself and is noted as being a two-storey brick building with a composition roof located within a large lot. It is surrounded by primarily wood or brick-veneered residential buildings. A 1954 aerial photograph appears very similar to the 1948 Fire Insurance Plan (see Map 10). The school faces diagonally onto Simcoe Street South and is surrounded by primarily residential neighbourhoods. However, there is a large factory or manufacturing facility located on the south side of Wolfe Street across from the school. The school's lot is large and consists of what appears to be paved parking or play areas and a grassy field at the rear of the building. The resolution of the photograph is poor and therefore more detail cannot be discerned.
- A rear addition provided an additional two rooms to Cedar Dale Public School in 1960 in order to replace a portable classroom that had been in use since 1958 (Cole 2021).
 - A 1966 Fire Insurance Plan of the City of Oshawa shows the brick school, with rear addition, in the same layout and composition as it is currently (see Map 9).
- In 1962 there was a Plan Expropriation by Oshawa's Board of Education which appears to be related to the athletic fields at the rear of the property (Lot C27 in Plan 335). Additional information on Lot C27 was unable to be located in ONland's digital archive of land records.
- By the 1970s, Cedar Dale Public School was struggling with declining enrolment and delayed maintenance. In 1983 the Board of Education proposed shuttering the school, but community pressure resulted in the school remaining open (see Figure 5 and Figure 6, Cole 2021).

- The school eventually closed to students in 2002, and its pupils were moved to a new school, Bobby Orr Public School (built 2003, opened 2004), located at the corner of Ritson Road and Simcoe Street South (Cole 2021, Oshawa Museum 2023).
- In 2004 the Board of Education filed a name change application as the Durham District School Board.
- On December 7, 2004 the Durham District School Board transferred 827 Gordon Street to 1632953 Ontario Inc., which changed its name to The Rehearsal Factory in January 2010.
- On September 9, 2021, The Rehearsal Factory transferred 827 Gordon Street to private owners.
- Despite being closed since 2002, the presence of the building within the community was noted by several community members as part of a Committee of the Whole Meeting on May 1, 2023. Selected comments include:
 - Cedardale has a rich and important heritage worth preserving for future generations. Cedardale, which only joined Oshawa in the 1920's, played an important role in making Oshawa the City it has become.
 - I was a student when they had the 75th anniversary (1994 I believe) and thought it was amazing to see so many people in my neighbourhood then who were students or staff come through the school, share stories from their time at Cedardale, etc.
 - There are so many memories that come back whenever I pass by the old School.
 - It is important to me because my journey with Cedardale began in 1975 and continued until 2003. As a former student and staff member of its twinned school Conant it has had a huge impact on my life and many others within the community.
 - ...thinking of the wonderful Cedardale community which enabled Oshawa to form a community with a city stature in 1924. Now one of its most visible properties...
 - The church and the school are the main visible land marks before Oshawa joined with Cedar Dale.

Table 2: Summary of Property Ownership for Lot 9, Broken Front Concession (LRO #40)

Instrument #	Instrument	Date	Grantor	Grantee	Comments
--	Patent	22 May 1798	The Crown	Isabella Shaw	All Lot 9, BF Concession
5089	B&S	30 Dec 1824	Isabella & John Powell	John Crooks	All Lot 9, BF Concession
7892	B&S	18 Apr 1831	John Crooks	Isabella Powell	All Lot 9, BF Concession
13114	B&S	14 Jul 1836	Isabella Powell	Asa Annis	All Lot 9 BF Concession
23399	B&S	5 Aug 1843	Asa Annis	Peter Perry	S 110 ac Lot 9, BF Concession
1909	B&S	13 Sep 1857	Robert E. Perry et. al.	Thomas Guy	Part Lot 9, BF Concession
6025	B&S	8 Sep 1904	Exrs of Thomas Guy	Margaret Conant	Part Lot 9, BF Concession
6226	B&S	1 Feb 1906	Margaret Conant	Gordon B. Conant	Part Lot 9, BF Concession
G.B. Conant's Plan 198 Filed 12 August 1919					

Instrument #	Instrument	Date	Grantor	Grantee	Comments
9164	Grant	23 Aug 1919	Gordon D. Conant & wife	Public School Board Section No. 2, Twp East Whitby	All Block A
19994	Order	13 Dec 1922	Corp. Town of Oshawa		Annexing Lot to Town
OS20600	Transfer	30 May 1923	Public School Board Section No. 2, Twp East Whitby	Board of Education Town of Oshawa	All Block A, Plan 198
OS125594	Plan Expropriation	3 May 1962	Board of Education City of Oshawa		
DR345935	Name Change Application	7 Dec 2004	Board of Education for the City of Oshawa	Durham District School Board	
DR345994	Transfer	7 Dec 2004	Durham District School Board	1632953 Ontario Inc.	Block A Plan 198
DR867962	Name Change Application	7 Jan 2010	1632953 Ontario Inc.	Rehearsal Factory Inc	
DR2048637	Transfer	9 Sep 2021	Rehearsal Factory Inc	2835731 Ontario Inc.	827 Gordon St.

Table 3: Summary of Property Ownership for Lot 10, Broken Front Concession (LRO #40)

Instrument #	Instrument	Date	Grantor	Grantee	Comments
--	Patent	22 May 1798	The Crown	Isabella Shaw	All
5089	B&S	30 Dec 1824	John & Isabella Powell	John Crooks	All
9693	B&S	24 Dec 1832	John Crooks	Roger Annis	264 acres Lot 10, BF Concession
12592	B&S	20 Jul 1833	Roger Annis	David Annis	160 acres Lot 10, BF Concession
27619	B&S	9 Oct 1846	David Annis	Daniel Conant	168 acres Lot 10, BF Concession
37341	B&S	9 Mar 1847	Daniel Conant	Edward Smith	Part Lot 10, BF Concession
17454	B&S	28 Feb 1861	Edward Smith	Alexander G. Small	Part Lot 10, BF Concession
23133	Mortgage	19 Sep 1864	Alexander G. Small	Richard Mothersill	Part Lot 10, BF Concession
25460	B&S	14 Jun 1864	Daniel Conant	Thomas Conant	100 acres Lot 10, BF Concession
1706	Mortgage	4 Dec 1876	Alexander Small	Robert Bethune	Part Lot 10, BF Concession
1707	Assignment	4 Dec 1876	Richard Mothersill	Robert Bethune	Part Lot 10, BF Concession
1786	B&S	3 Jul 1876	Corp. Twp East Whitby	Richard Mothersill	Part Lot 10, BF Concession
3673	Conveyance	9 Sep 1881	Robert Bethune et. al	Richard Mothersill	Part Lot 10, BF Concession
6226	B&S	16 Feb 1906	Margaret Conant	Gordon D. Conant	Part Lot 10 BF Concession
7424	Will	26 Jul 1907 (reg. 1913)	Richard Mothersill		Part Lot 10, BF Concession
7516	Grant	27 Feb 1913	Estate of Richard Mothersill	Frederick Mothersill	Part Lot 10, BF Concession

Instrument #	Instrument	Date	Grantor	Grantee	Comments
7518	Grant	3 May 1913	Frederick Mothersill	Gordon D. Conant	Part Lot 10, BF Concession
G.D. Conant's Plan 198 Filed 12 August 1919					
9164	Grant	23 Aug 1919	Gordon Daniel Conant & wife	Public School Board Section No. 2, Twp East Whitby	All Block A
19994	Order	13 Dec 1922	Corp. Town of Oshawa		Annexing Lot to Town
OS20600	Transfer	30 May 1923	Public School Board Section No. 2, Twp East Whitby	Board of Education Town of Oshawa	All Block A, Plan 198
OS125594	Plan Expropriation	3 May 1962	Board of Education City of Oshawa		
DR345935	Name Change Application	7 Dec 2004	Board of Education for the City of Oshawa	Durham District School Board	
DR345994	Transfer	7 Dec 2004	Durham District School Board	1632953 Ontario Inc.	
DR867962	Name Change Application	7 Jan 2010	1632953 Ontario Inc.	Rehearsal Factory Inc	
DR2048637	Transfer	9 Sep 2021	Rehearsal Factory Inc	2835731 Ontario Inc.	827 Gordon St.

5.3 Context

ARA reviewed the contextual understanding in the 2022 HIA by EVOQ and found the following information to still be appropriate and applicable.

The Subject Property is located in the community of Lakeview. Situated at the south end of the City of Oshawa, the neighbourhood is bordered by Provincial Highway 401 to the north, Lake Ontario to the south, the General Motors plant to the west and the Oshawa Harbour to the east. Lakeview is one of Oshawa's oldest neighbourhoods.

The building located at 827 Gordon Street stands prominently on a large three-acre lot bounded by Simcoe Street South to the west, Gordon Street and Conant Street to the northwest and Wolfe Street to the south.

The Subject Property is adjacent to existing residential, commercial, and industrial uses. The immediate neighbourhood does not have a consistent character. Residential lots abut the property to the north and east, and various commercial and residential properties are located to the west of the property. While one and two storey residential dwellings are most prevalent, a number of apartment buildings are located within the area, including one directly abutting the northern lot line of the Subject Property.

Several notable sites are found in the immediate context. First, a large industrial building operated by AGS Automotive Systems is located across Wolfe Street to the south. On the opposite side of Simcoe Street, two large brownfield properties sit vacant. Further, to the southeast of the Subject Property, Oshawa Creek flows through Cordova Valley Park, offering trails

and greenspace. The City of Oshawa considers Oshawa Creek a key natural heritage and hydrological feature. Lastly, Cedardale United Church is located to the west of the Subject Property and is the closest Class A listed property in the City of Oshawa's Heritage Inventory. A number of Class B listed private residential dwellings are also located nearby. (EVOQ 2022:8).

Additionally, the neighbourhood and streetscape has remained relatively stable in design and layout for over a century, with new streetscape building off the historic streets. Cole notes that "the street where Cedar Dale is located, Gordon Street, is named after Gordon Daniel Conant. The surrounding streets are named after members of the Conant family including Verna, Conant, Gordon" (2021:4,9).

6.0 EVALUATION OF SIGNIFICANCE

Table 4: Evaluation of the Cultural Heritage Value or Interest of 827 Gordon Street in Accordance with O. Reg. 9/06

Description	✓	Value
The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method	✓	827 Gordon Street has design value as a representative example of an educational building constructed in a refined Beaux-Arts architectural style. The two-storey red brick building with its flat roof, small masonry cornice, rectangular envelope and large but plain parapet, is representative of typical Beaux-Arts design applied to public buildings. The subject building exhibits muted decorative elements suggesting Classical architectural influences which is a common feature of Beaux Arts public buildings in Ontario. The overall symmetry across all elevations, the façade's centered frontispiece, and prominent raised entrance are all additional features associated with the style.
The property has design value or physical value because it displays a high degree of craftsmanship or artistic value		827 Gordon Street is a well-built structure but does not display a high degree of craftsmanship or artistic value. The materials and ornamentation designs are typical of Beaux-Arts public buildings.
The property has design value or physical value because it displays a high degree of technical or scientific achievement		827 Gordon Street does not display a high degree of technical or scientific achievement.
The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	✓	827 Gordon Street is directly associated with Gordon Daniel Conant, a prominent Oshawa lawyer and former Premier of Ontario. G.D. Conant donated the lands at 827 Gordon Street for a school to be built for the Cedar Dale community. 827 Gordon Street has associative value as the only educational institution which served the community of Cedar Dale for over 75 years. 827 Gordon Street also has historical associations with Cedar Dale United Church. Cedar Dale United Church formerly served as the community's educational institution and together the buildings represent the continuity of educational instruction in the community.
The property has historical value or associative value because it yields or has the potential to yield information that contributes to the understanding of a community or culture		While 827 Gordon Street may have the potential to yield information that contributes to the understanding of the Cedar Dale neighbourhood, there is no evidence that this property would offer new knowledge or a greater understanding of particular aspects of the community's history.

Description	✓	Value
The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		827 Gordon Street does not reflect the ideas of an architect, builder, designer, or theorist. Research indicates that the design of the building did not generate key ideas in the field of architecture.
The property has contextual value because it is important in defining, maintaining or supporting the character of an area		Although 827 Gordon Street served the surrounding community, the influence of the school property on the character of the surrounding area has not been demonstrated.
The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings		Although 827 Gordon Street served the educational needs of the community, its utilitarian use as a public school is a functional characteristic common to all educational institutions. As such, 837 Gordon Street is not central to interpreting the importance of its physical, functional, visual or historical surroundings as its function is similar to all schools.
The property has contextual value because it is a landmark	✓	The subject property is prominently situated at an important intersection in the local community, coupled with its relatively large size and Classical architectural influences the subject property is memorable and easily discernible for the public. Its value as a landmark has been expressed by the community.

7.0 HERITAGE ATTRIBUTES

An examination of the relationship between the heritage attributes and the cultural heritage value or interest outlined in Table 5 assisted with the development of the list of heritage attributes.

Table 5: Relationship of Heritage Attributes to Cultural Heritage Values

827 Gordon Street is a representative example of a Beaux Arts public building.	<ul style="list-style-type: none"> • Two-storey Beaux Arts building • Flat-roof • Plain parapet • Masonry cornice • Symmetrical façade • Centered frontispiece • American bond red brick cladding • Flat roof portico and entranceway opening • Rectangular window openings on façade with stone quoin detailing • Elongated and recessed bays on side elevations • Arched and rectangular window openings on side elevations with stone quoin detailing • Stone or concrete lintels and sills on window openings • Engaged brick columns with squared white stone capitals
827 Gordon Street is directly associated with Gordon Daniel Conant, the local community, and Cedar Dale United Church.	<ul style="list-style-type: none"> • Location at the intersection of Simcoe, Gordon and Wolfe Street • Orientation, massing, and visibility from South Simcoe Street
827 Gordon Street is a landmark in the community	<ul style="list-style-type: none"> • Location at the intersection of Simcoe, Gordon and Wolfe Street • Orientation, massing, and visibility from South Simcoe Street

8.0 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Introduction and Description of Property

827 Gordon Street, known as Cedardale Public School, is located on the north side of Simcoe Street South, north of Wolfe Street and east of Gordon Street, in the south end of the City of Oshawa. The property occupies a three-acre lot and consists of two-storey, red brick public building built in 1919.

Statement of Cultural Heritage Value or Interest

827 Gordon Street is a representative example of a Beaux-Arts style public institution. 827 Gordon Street has design value as a representative example of an educational building constructed in a refined Beaux-Arts architectural style. The two-storey red brick building with its flat roof, small masonry cornice, rectangular envelope and large but plain parapet, is representative of typical Beaux-Arts design applied to public buildings. The subject building exhibits muted decorative elements suggesting Classical architectural influences which is a common feature of Beaux Arts public buildings in Ontario. The overall formal symmetry between all elevations, centered frontispiece, and highly visible entranceway are all additional features associated with the style.

827 Gordon Street is associated with Gordon Daniel Conant, a prominent lawyer and politician descended from an early settler family, the Conants. 827 Gordon Street is directly associated with Gordon Daniel Conant, a prominent Oshawa lawyer and former Premier of Ontario. G.D. Conant donated the lands at 827 Gordon Street for a school to be built for the Cedar Dale community. 827 Gordon Street has associative value as the only educational institution which served the community of Cedar Dale for over 75 years. 827 Gordon Street also has historical associations with Cedar Dale United Church. Cedar Dale United Church formerly served as the community's educational institution and together the buildings represent the continuity of educational instruction in the community.

827 Gordon Street is a landmark. The subject property is prominently situated at an important intersection in the local community, coupled with its relatively large size and Classical architectural influences the subject property is memorable and easily discernible for the public. Its value as a landmark has been expressed by the community.

Cultural Heritage Attributes

827 Gordon Street is a representative example of a Beaux Arts public building. The property contains the following heritage attributes that reflect this value:

- Two-storey Beaux Arts building
- Flat-roof
- Plain parapet
- Masonry cornice
- Symmetrical façade
- Centered frontispiece
- American bond red brick cladding
- Flat roof portico and entranceway opening
- Rectangular window openings on façade with stone quoin detailing
- Elongated and recessed bays on side elevations
- Arched and rectangular window openings on side elevations with stone quoin detailing

- Stone or concrete lintels and sills on window openings
- Engaged brick columns with squared white stone capitals

827 Gordon Street is directly associated with Gordon Daniel Conant, the local community, and the Cedar Dale United Church. The property contains the following heritage attribute that reflect this value:

- Location at the intersection of Simcoe, Gordon and Wolfe Street
- Orientation, massing, and visibility from South Simcoe Street

827 Gordon Street is a landmark in the community. The property contains the following heritage attributes that reflect this value:

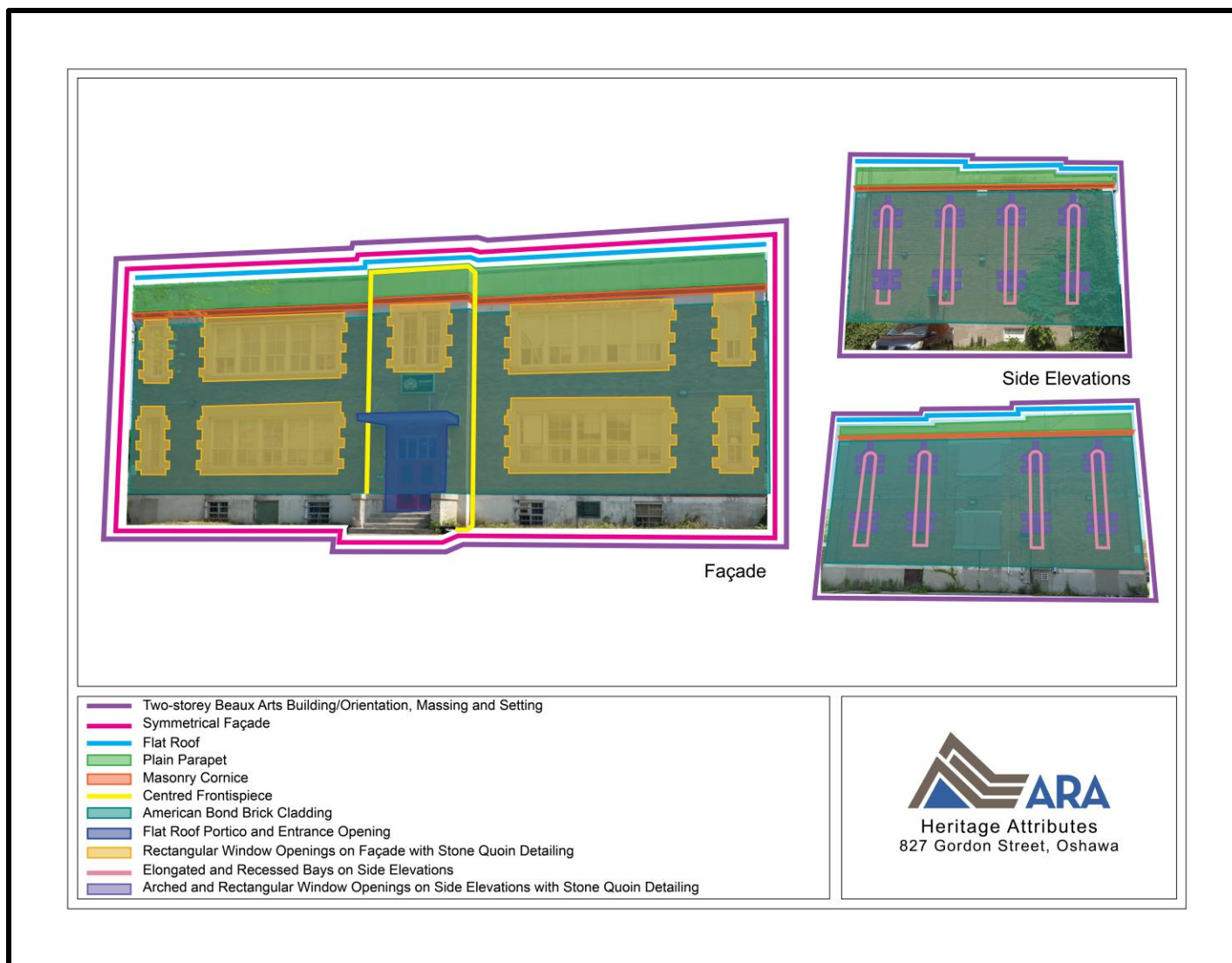
- Two-storey Beaux Arts building
- Location at the intersection of Simcoe, Gordon and Wolfe Street
- Orientation, massing, and visibility from South Simcoe Street

The following are not heritage attributes:

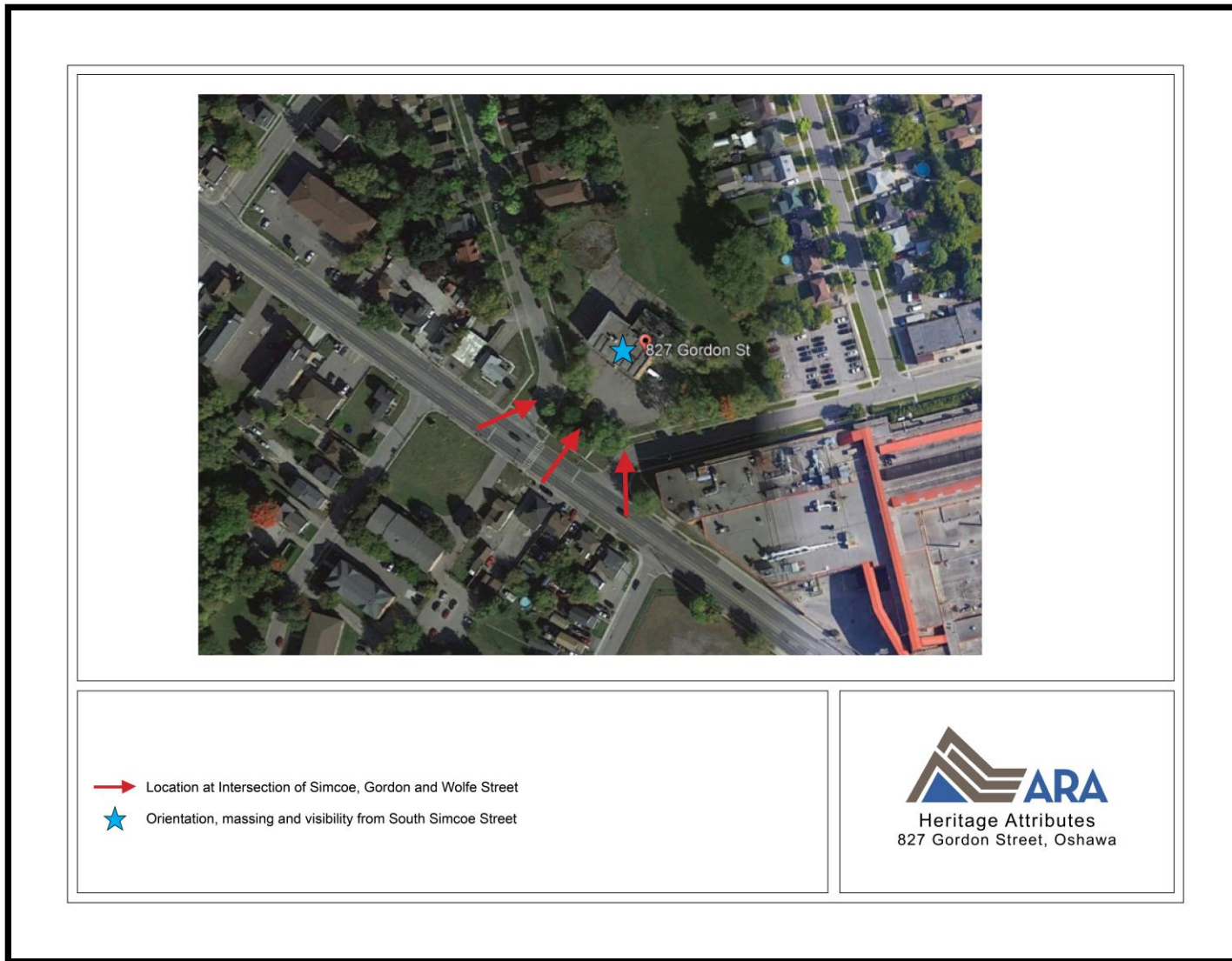
- The one storey rear addition
- The playground and outdoor recreational structures
- The surrounding greenspace

9.0 MAP OF HERITAGE ATTRIBUTES

The following figures display the heritage attributes as outlined in Section 7.0 above.



Map 2: Elevation View Map of Heritage Attributes of 827 Gordon Street



10.0 CONCLUSIONS

O. Reg. 9/06 of the OHA requires that to be designated, a property must meet two criteria. 827 Gordon Street meets three criteria for determining CHVI as outlined in O. Reg. 9/06, therefore it is worthy of designation under O. Reg. 9/06 of the OHA.

The *Provincial Policy Statement* notes that CHVI is bestowed upon cultural heritage resources by communities (MMAH 2020). Accordingly, the system by which heritage is governed in this province places an emphasis on the decision-making of local municipalities in determining CHVI. It is hoped that the information presented in this report will be useful in those deliberations.

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Appendix A: Photographs



Map 4: Photo Locations at 827 Gordon Street
(Produced by ARA under licence using ArcGIS® software by Esri, © Esr



**Image 1: Façade of 827 Gordon Street
(Photo taken on June 19, 2023; Facing Northeast)**



**Image 2: Southeast Corner of 827 Gordon Street
(Photo taken on June 19, 2023; Facing North)**



**Image 3: East Elevation of 827 Gordon Street
(Photo taken on June 19, 2023; Facing Northwest)**



**Image 4: East Elevation of Rear Addition at 827 Gordon Street
(Photo taken on June 19, 2023; Facing Northwest)**



**Image 5: North Elevation and Rear Addition and 827 Gordon Street
(Photo taken on June 19, 2023; Facing South)**



**Image 6: Northeast Corner of Rear Addition at 827 Gordon Street
(Photo taken June 19, 2023; Facing Southeast)**



**Image 7: Northwest Corner of 827 Gordon Street
(Photo taken on June 19, 2023, Facing Southeast)**



**Image 8: West Elevation of 827 Gordon Street
(Photo taken on June 19, 2023; Facing Southeast)**



**Image 9: Southwest Corner of 827 Gordon Street
(Photo taken on June 19, 2023; Facing East)**



**Image 10: Detail View of Frontispiece at 827 Gordon Street
(Photo taken June 19, 2023; Facing Southeast)**



**Image 11: Detail View of Parapet and Window Surround at 827 Gordon Street
(Photo taken on June 19, 2023; Facing Northeast)**



**Image 12: Detail View of Front Entrance
(Photo taken on June 19, 2023; Facing Northeast)**



**Image 13: Detail View of Façade Window Opening at 827 Gordon Street
(Photo taken on June 19, 2023; Facing Northeast)**



**Image 14: Detail View of Arched Window Openings at 827 Gordon Street
(Photo taken on June 19, 2023; Facing North)**



**Image 15: Detail View of Brickwork at 827 Gordon Street
(Photo taken on June 19, 2023; Facing Northeast)**



**Image 16: Detail View of Foundation at 827 Gordon Street
(Photo taken on June 19, 2023; Facing Southeast)**



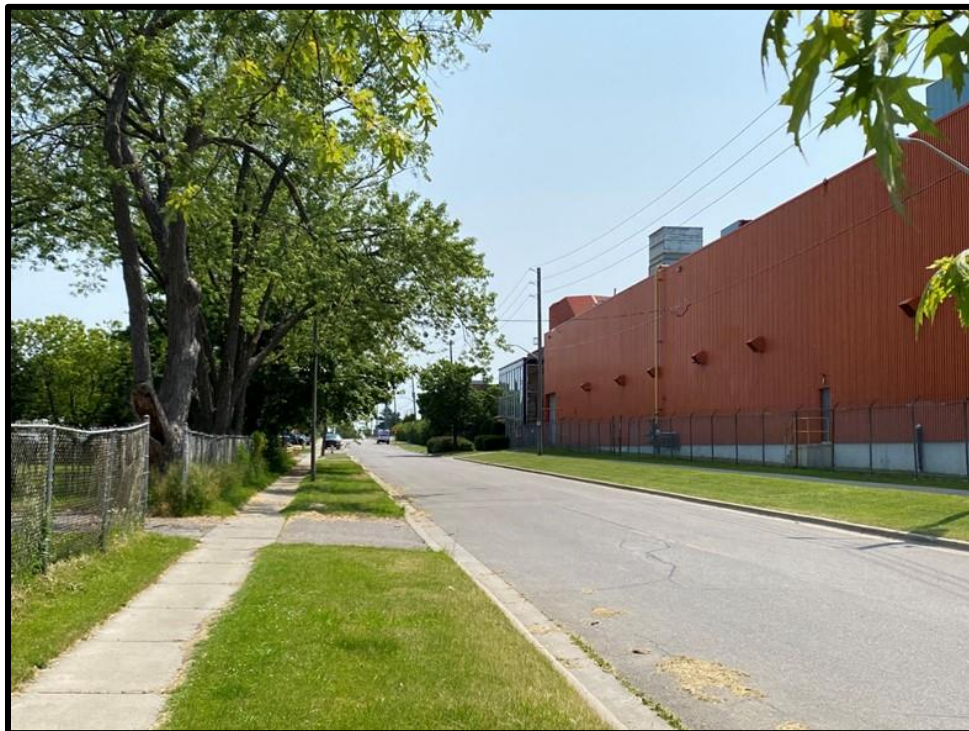
**Image 17: Detail View of Altered Openings on Rear Elevation of 827 Gordon Street
(Photo taken on June 19, 2023; Facing East)**



**Image 18: Detail View of Altered Parapet on Rear Elevation of 827 Gordon Street
(Photo taken on June 19, 2023; Facing East)**



**Image 19: Context View of Simcoe Street South from 827 Gordon Street
(Photo taken on June 19, 2023; Facing Southwest)**



**Image 20: Context View from 827 Gordon Street looking East on Wolfe Street
(Photo taken on June 19, 2023; Facing East)**



**Image 21: Context View of 827 Gordon Street from Gordon Street
(Photo taken on June 19, 2023; Facing East)**



**Image 22: Context View of 827 Gordon Street from Simcoe Street South
(Photo taken on June 19, 2023; Facing East)**

Appendix B: Historic Photos



**Figure 1: Gordon D. Conant, 1937
(LAC)**



**Figure 2: Old Cedar Dale Public School, c. 1890s (Now Cedar Dale United Church)
(Oshawa Museum)**



**Figure 3: Oshawa United Church, c. 1990s
(Oshawa Museum)**



**Figure 4: Cedar Dale United Church, 1996
(Oshawa Museum)**

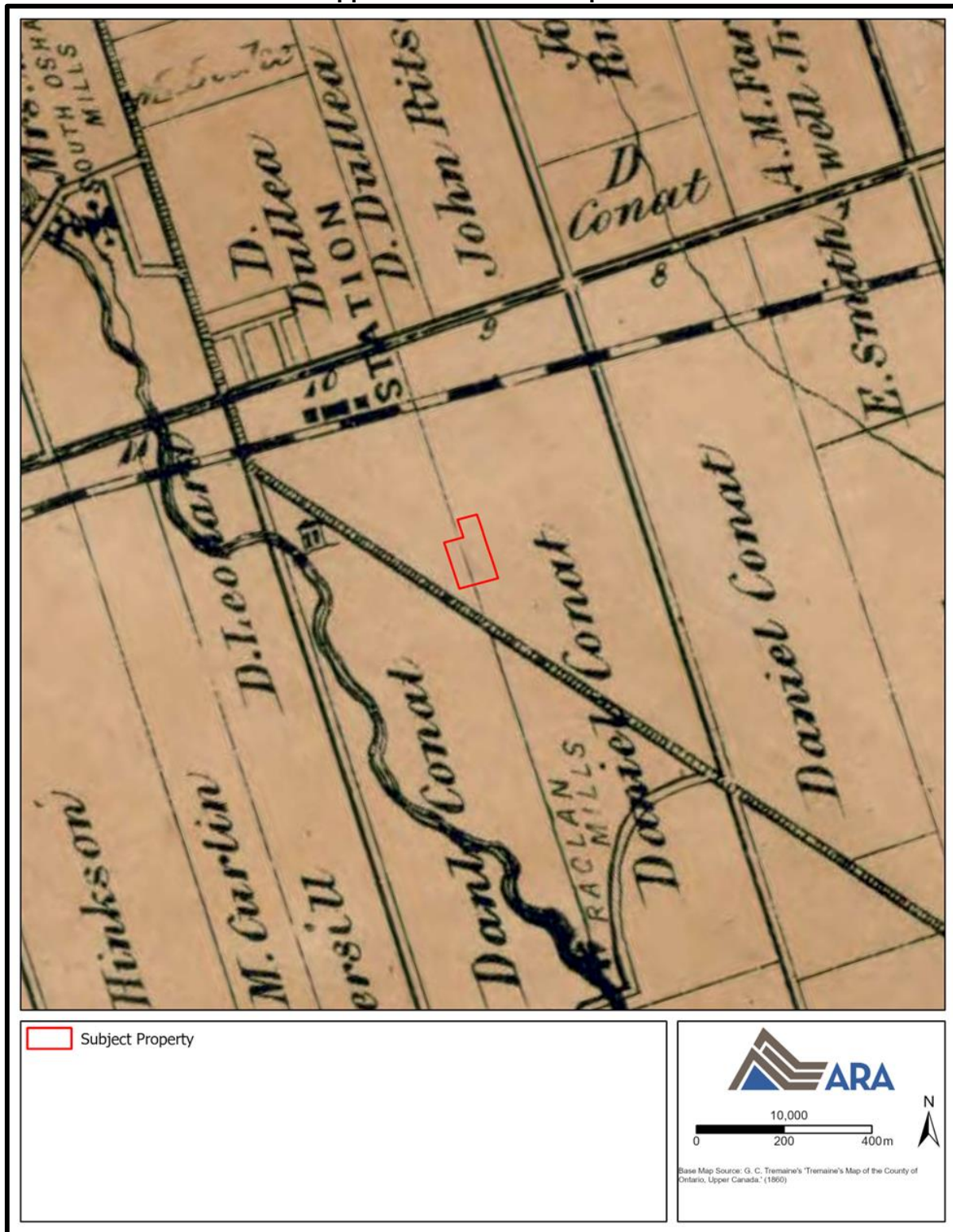


Figure 5: Cedardale Public School, 1995
(Cole 2021; Oshawa Museum)

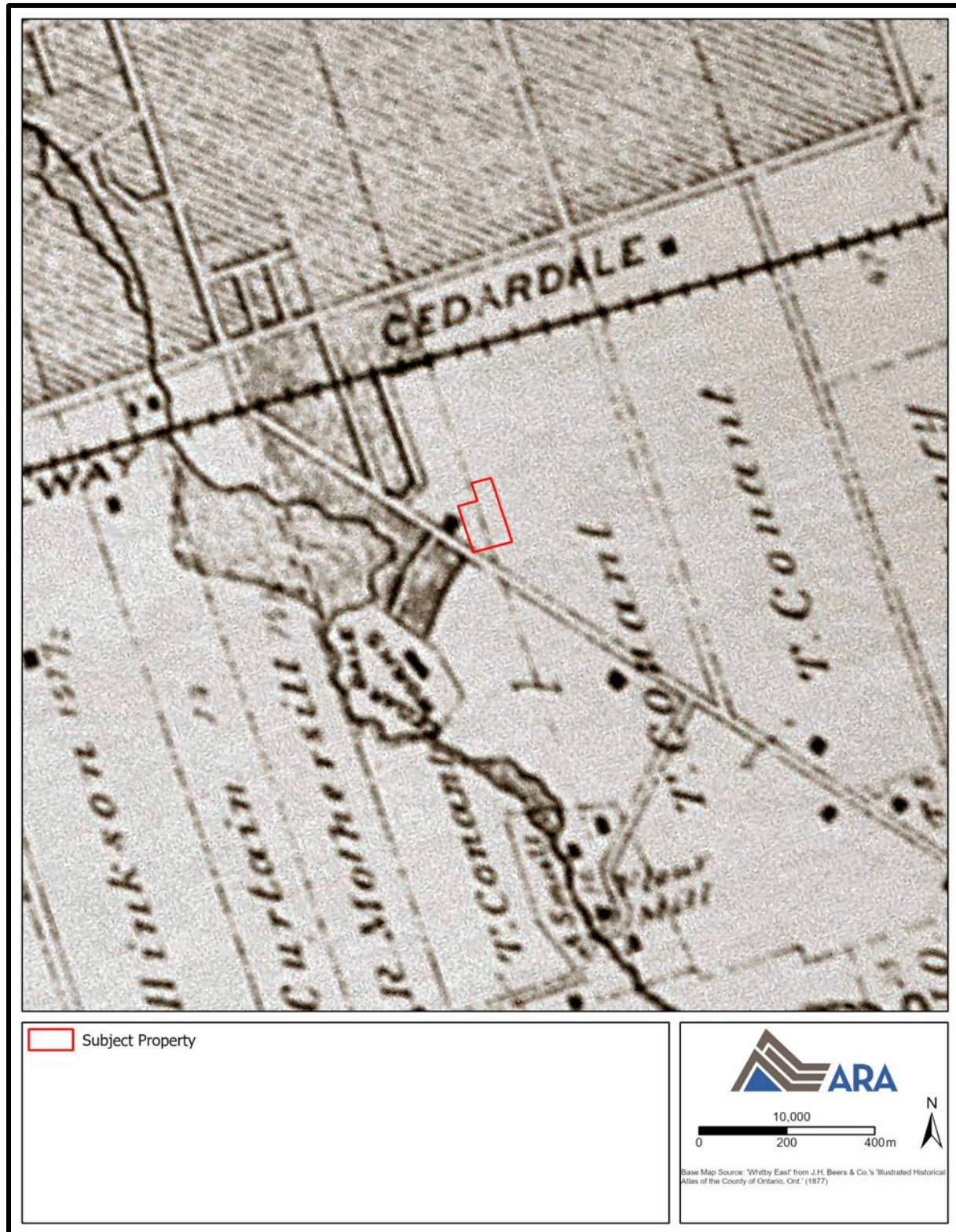


Figure 6: Cedardale Public School, 1996
(Cole 2021; Oshawa Museum)

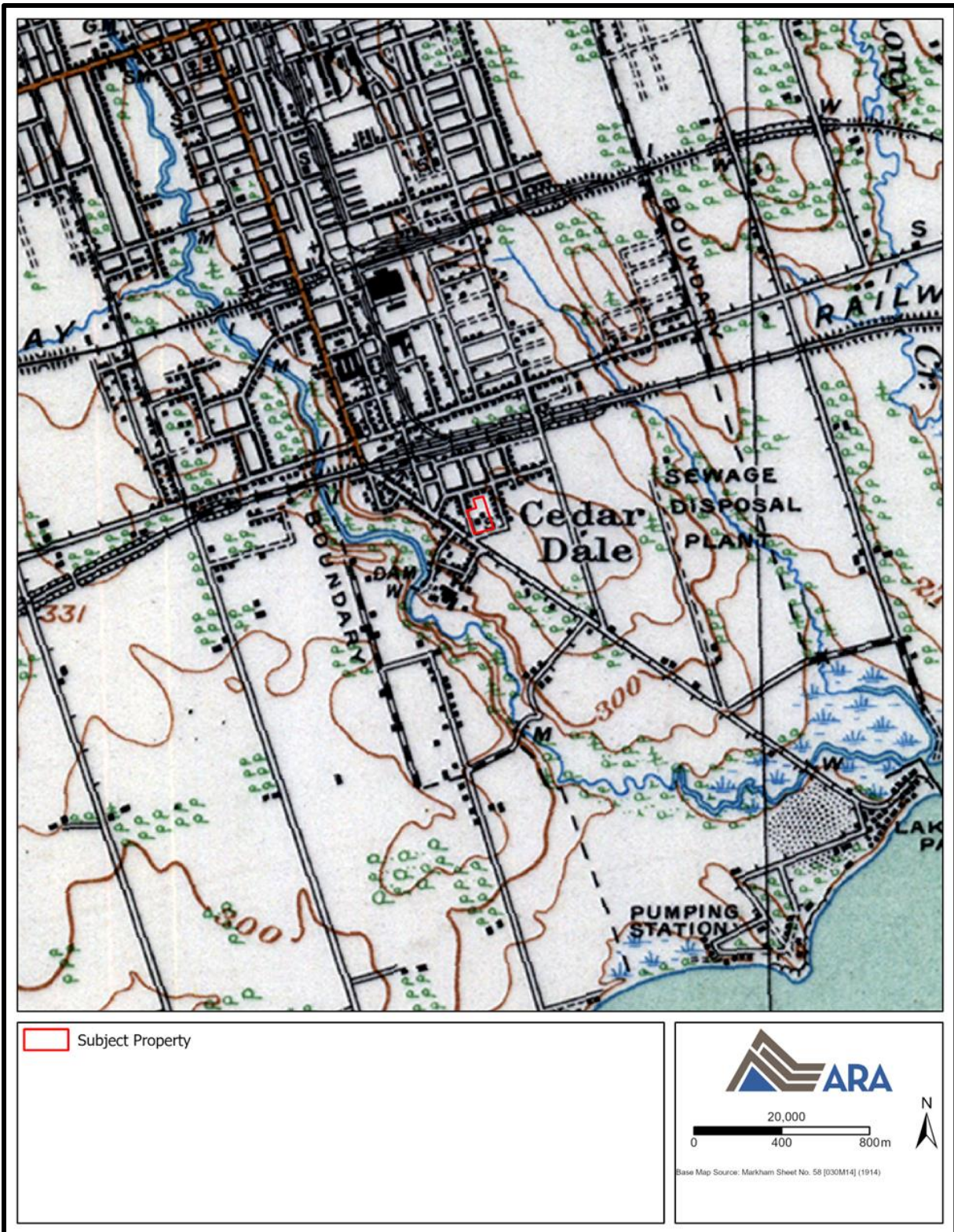
Appendix C: Historic Maps



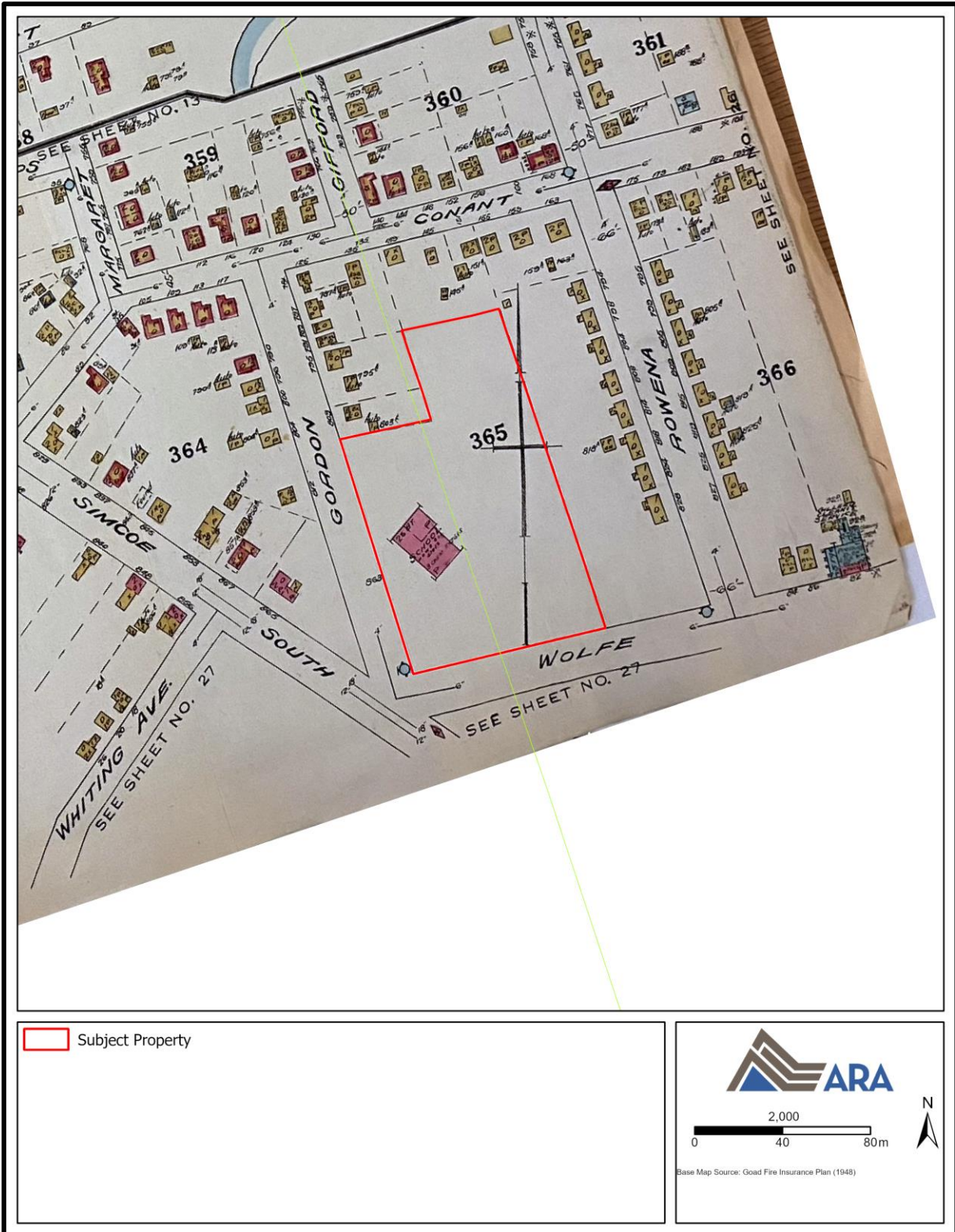
Map 5: Subject Property shown on an 1860 Historic Map
(Produced under licence using ArcGIS® software by Esri, © Esri; OHCMP 2018)



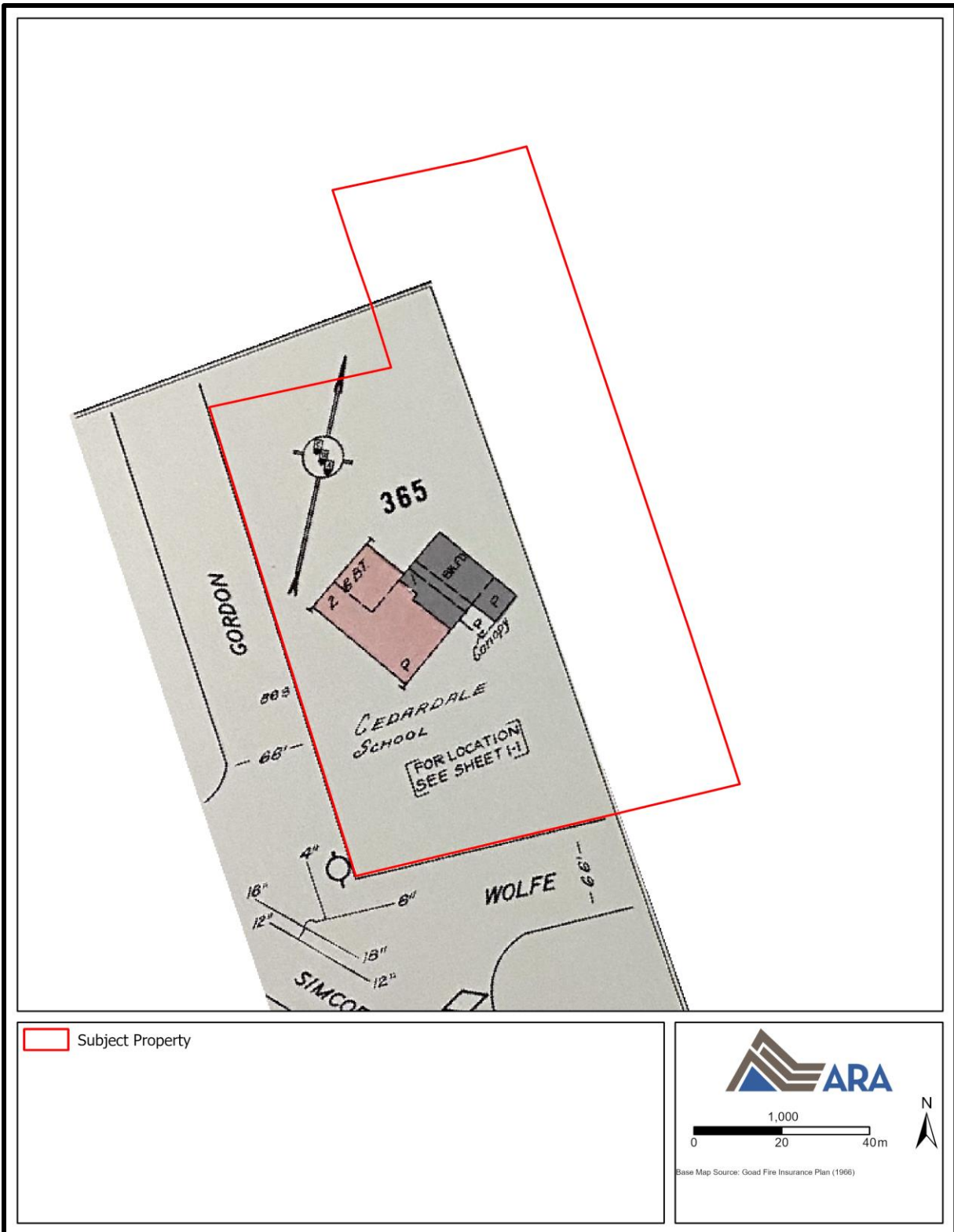
Map 6: Subject Property shown on an 1877 Historic Map
Produced under licence using ArcGIS® software by Esri, © Esri; McGill University 2001)



**Map 7: Subject Property shown on an Historic 1914 Topographic Map
(Produced under licence using ArcGIS® software by Esri, © Esri; OCUL 2021)**

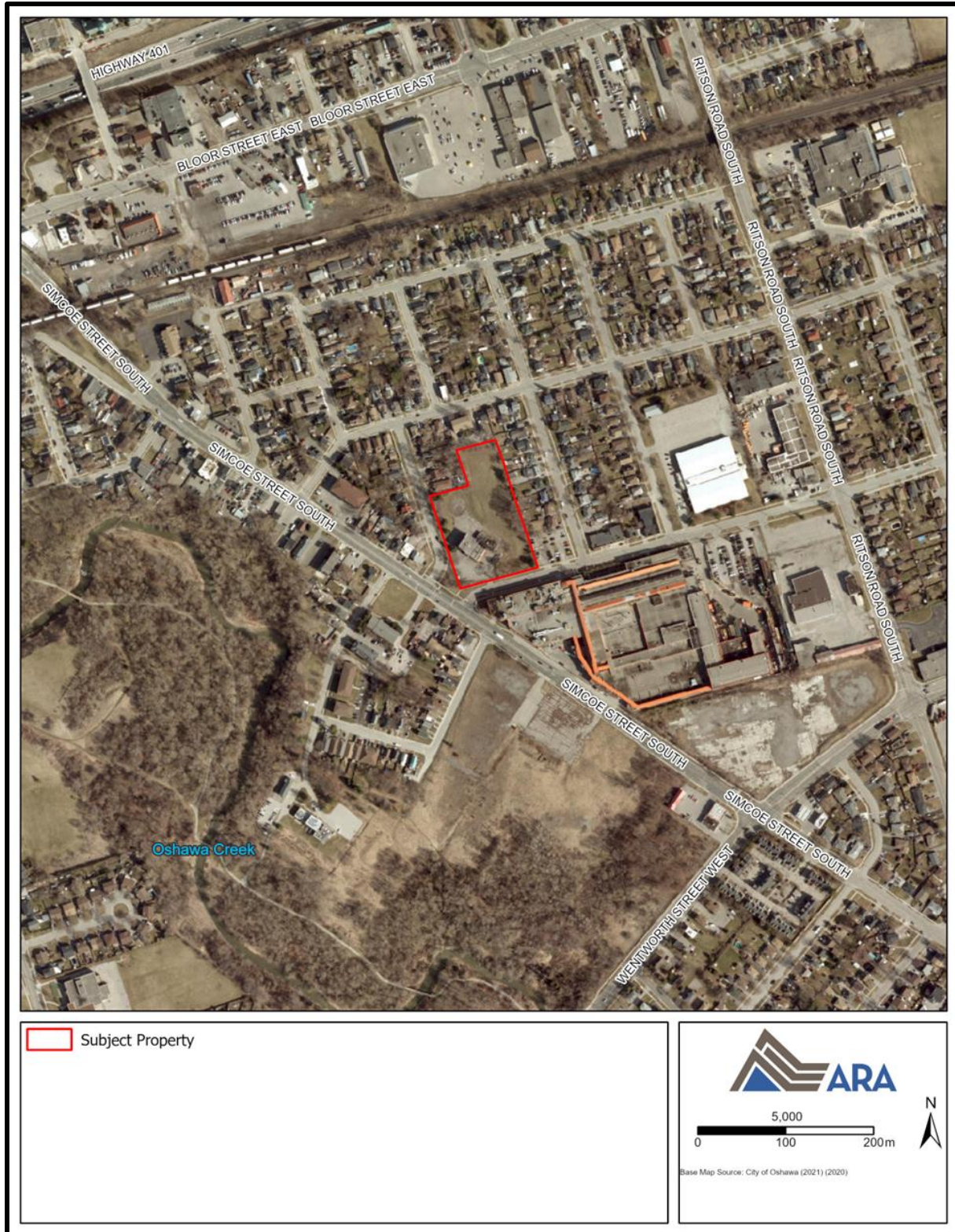


**Map 8: Subject Property Shown on Fire Insurance Plans from 1948
(Produced under licence using ArcGIS® software by Esri, © Esri; USB 1948)**





Map 10: Subject Property shown on an Aerial Image from 1954
(Produced under licence using ArcGIS® software by Esri, © Esri; University of Toronto 2021)



Map 11: Subject Property on Current Aerial Image
Produced under licence using ArcGIS® software by Esri, © Esri; Google Earth 2023)